

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, May 14, 2008

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, May 14, 2008. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd and Paul Vernon. Members Gary Whelan and Joe Barakat did not attend. Township Engineer, Joe Mastronardo of Pennoni Associates, Inc., was also in attendance.

### **CALL TO ORDER**

Mr. Taylor called the meeting to order at 7:35 P.M.

**PUBLIC COMMENT** - None

### **MINUTES**

The Planning Commission (Vernon/Todd) motioned and approved the Minutes of the April 9, 2008 meeting.

### **David D. Adams Subdivision**

James E. Fritsch of Regester Associates represents David D. Adams for the subdivision of his property at 30 and 40 Oakland Road, a total of 11.175 acres zoned R-1 Residential. This project was reviewed at the December 12, 2007 meeting at which time the Planning Commission supported the requested waivers which are noted on Sheet 1. The plan was revised, resubmitted, and Pennoni Associates has provided a review letter dated May 13, 2008. Access easements for both Lots 1 and 2, along with Legal Descriptions, have been provided. Percolation tests for septic systems have been completed for a replacement area for Lot 1 as well as for a future system on Lot 2. Non-building Waivers are ready for signature. The Planning Commission (Vernon/Todd) recommended that the Board of Supervisors approve this plan with the requested waivers.

## **Dambro Subdivision – 280 Ridge Road**

James E. Fritsch of Regester Associates represents Mr. Dambro for this subdivision on the north side of Ridge Road consisting of two parcels totaling 32.824 acres, zoned R-1 Residential. In the Fall of 2007 a lot line change was approved for this property. Lot 1, originally 10 acres, will now have a net area of 15.000 acres. Lot 2, originally 21.617 acres, will now have a net area of 16.617 acres. The applicant is requesting the same waivers as noted on the previous application. There is no proposed construction. Pennoni Associates completed a review dated May 13, 2008. The Planning Commission (Vernon/Todd) recommended that the Board of Supervisors approve this final subdivision application.

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## **Rose Tree Development**

Because he had just received Pennoni Associates review letter, and his engineer was not present, Ted Keinath, owner of Rose Tree Development Co., Inc., requested this matter be tabled until the next meeting. The Delaware County Planning Department has schedule review of this application for May 15, 2008.

## **Calvary Chapel Land Development**

Stephen Smickley, Associate Pastor of Calvary Chapel, introduced Karl Patella (?), architect; Nathan Dennis, V.P. of Target Construction; Kevin Momenee of Momenee and Associates, Inc., their engineer, along with Bob Banks, Associate Pastor of Calvary. Eleven months ago, Calvary's representatives attended a Planning Commission Workshop and presented conceptual changes to their plan including repositioning of and reduction in the size of their building. At that time, the Planning Commission was pleased that, in keeping with the resolution agreement with the neighbors of Harvey Lane and Harvey Run, the impact of this development has been shifted toward the Endo Pharmaceutical side of the site. Following a meeting about six weeks ago with DEP and Mark Eisenhardt of Henderson, Calvary has a verbal agreement for 1,200 gallons per day of sewage

capacity at the Knights Bridge Sewage Plant.

Kevin Momenie led the discussion of the items in Pennoni Associates May 14, 2008 review letter. Mr. Todd raised the question about whether Mark Eisenhardt, of Henderson, had agreed to provide emergency access to this site. Richard Jensen, Building Inspector, explained that Concordville Fire Company requires that these properties not be isolated and an emergency access will need to be provided. Mr. Jensen suggested that a copy of this plan be sent to Concordville Fire Company.

Mr. Mastronardo will contact Kelly and Close Engineers to determine that all traffic issues have been resolved.

An artist rendering for Phase 1, including a 36,000 square foot sanctuary, was displayed. This plan will be revised and resubmitted.

## **ADJOURNMENT**

Upon a motion and second (Todd/Vernon) meeting was adjourned at 8:45 P.M.

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Gail G. Force, Secretary